



THE ARMY'S RESIDENTIAL COMMUNITIES INITIATIVE

Quality communities for Army families



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NEWSLETTER

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FORT LEWIS DEVELOPMENT PARTNER NAMED

Secretary of the Army Louis Caldera recently announced the selection of the private development partner for Fort Lewis, Washington under the Army's Residential Communities Initiative (RCI). Fort Lewis Army Residential Community, LP, a joint venture between Equity-Resident Properties (EQR) of Chicago, Ill. and Lincoln Property in Bethel Park, Pa., is being awarded a contract for the Fort Lewis

family housing privatization project.

In a collaborative effort, the developer and the Army will work together to jointly forge a Community Development and Management Plan (CDMP), which will be the blueprint for the Army's residential community at Fort Lewis. This planning phase will take about six months. Upon acceptance of the CDMP by the Army, DoD and Congress, project implementation will begin. It is estimated that construction will begin in 2001.

"Our innovative approach to privatizing Army family housing under Residential Communities Initiative is a great step towards getting our soldiers and their families the high quality family housing

they deserve," Secretary Caldera said. "It is also a big step forward for the Army and how it does business in the 21st century."

Providing soldiers and their families with safe, attractive, affordable housing and supportive communities is a major priority for the Department of Defense and the Army.

The Honorable Mahlon Apgar, IV, Assistant Secretary of the Army for Installations and Environment, has overall responsibility for the RCI program. "We want Fort Lewis' residential community to have the same qualities and features that most Americans now enjoy in their neighborhoods and communities," he said. "RCI is all about taking care of our soldiers and their families by creating livable communities that improve their quality of life."

(Continued on page 2)



Entrance to Fort Lewis, WA., home of I Corps (America's Corps) and the latest RCI development project.

(Continued from page 1)

The CDMP will call for the development partner to renovate or replace more than 3,500 family housing units and construct as many as 360 new units to satisfy the family housing needs at Fort Lewis. EQR/Lincoln Fort Lewis Communities, LLC will own, manage and maintain the housing units; maintain the grounds of unoccupied and public areas; construct and maintain roads and infrastructure in associated areas; and reinvest profits for future renovations and replacements, including ancillary facilities such as open areas, recreation facilities and playgrounds.

Gen. John W. Hendrix, Commander, U.S. Army Forces Command, said, "manning the force is an integral part of our Army's transformation strategy. It encompasses a commitment to the well being of all our soldiers and their fami-

lies. Partnering with the private sector through RCI to provide soldiers and their families with quality housing, will help attract and retain the quality soldiers we need in the 21st century."

"This announcement is great news for our Army soldiers and families stationed at Fort Lewis and great news for our local businesses," said Rep. Norman D. Dicks, (6th - D, Wash.) a member of the House Defense Appropriations Subcommittee. "It means our Army families will get the kind of housing and communities they deserve. And, as Fort Lewis remains at the forefront of the Army's pursuit for modernization and privatization initiatives, it also means more business for our local economy."

Under RCI, soldiers who reside on post will receive the Basic Allow-

ance for Housing (BAH) and pay rent to the developer. These rental revenues will cover all development costs, operations and maintenance costs and debt service. Using an electronic funds transfer, an amount equal to the BAH will be transferred to the developer partner for the rent. BAH is based on family status, rank and geographic location.

The Army has a shortage of more than 10,000 houses and inadequate housing conditions at most Army posts. It would take an estimated \$6 billion and many years to alleviate this situation using existing procedures. Together with traditional funded military construction and increased housing allowances, privatizing family housing under RCI is an essential element in solving the Army's acute family housing problem.

(Continued on page 3)



RCI NEWSLETTER

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The Honorable Mr. Mahlon Apgar IV, Assistant Secretary of the Army for Installations and Environment
Mr. James T. Lipham, Director, Residential Communities Program
Lieutenant Colonel Marian Hansen, Public Affairs Officer

(Continued from page 2)

"Our ultimate goal is to eliminate all of the Army's inadequate housing,"

Apgar said. "We also want our family communities on post to be as exceptional as our operational and training facilities because

the post is the place where our soldiers and their families live and work. RCI is designed to do just that."

RCI LESSONS LEARNED SEMINAR CONDUCTED AT FORT CARSON

The Assistant Secretary of the Army for Installations & Environment (ASA-IE), Mahlon Apgar IV and General John W. Hendricks, the FORSCOM Commanding General, hosted a lessons learned seminar at Fort Carson to share and document problem areas and successes from the family housing privatization projects at Fort Carson and Fort Hood.

Principle attendees included the Commanding General of III Corps and Fort Hood, Lt. Gen. Leon J. LaPorte, Maj. Gen. Edward Soriano, Commanding General of the 7th Infantry Division and Fort Carson, and other civilian and military housing experts.

The session provided the principle attendees the opportunity to ask specific questions of the installation

staffs and their developer partners. An additional session focused on planning and design principles that will enable the Army to focus on how it transforms family housing for the future.

The Fort Carson Garrison Commander, Colonel Michael J. Kazmierski, facilitated the discussions by presenting his perspectives in several areas. Significant issues included: On-Post Community Needs; Impact Aid and Taxation Issues; Closing and Transition Activities; Joint Ethics Regulations; Historical Housing Concerns and Rental Payment Methods.

The afternoon session was devoted to "Big Picture" issues. A four star (VCSA-ASA-CG) board will be formed to look at standards and review master plans and land use plans.

According to Secretary Apgar, the session was an opportunity to "take lessons learned as well as

(Continued on page 4)



The Honorable Mahlon Apgar IV, ASA-I&E (right), pauses outside new Fort Carson Family Housing with members of the Cook Family and Major General Edward Soriano, Commanding General, 7th Infantry Division and Fort Carson, during a break in the Lesson's Learned Seminar. Missing from the photo is the father, Specialist Ted Cook, who is currently deployed to Bosnia.

(Continued from page 3)

constructive feedback, about Fort Carson's housing privatization effort back to Congress and possibly to other services."

Secretary Apgar is responsible for the design, construction, operations

maintenance and management of Army Installations, as well as environmental conservation, compliance and clean-up programs.

"The issues and recommendations addressed in this seminar will be invaluable as we move for-

ward in our family housing privatization initiatives," said Secretary Apgar. "We are planning additional RCI Lessons Learned Seminars that will be conducted following the award for the CDMP for Fort Lewis and Fort Meade."

SIGNING CEREMONY LAUNCHES FORT HOOD RCI PARTNERSHIP

Army housing at Fort Hood improved with the stroke of a pen, as Assistant Secretary of the Army for Installations and Environment, The Honorable Mahlon Apgar, IV and Lieutenant General Leon J. LaPorte, Commanding General, III Corps and Fort Hood, Texas hosted a landmark signing ceremony August 8 at Fort Hood, Texas.

Fort Hood Military Housing, LLP is a joint venture between Lend Lease Actus of Napa, Calif. and Trammell Crow Residential, of Atlanta, Ga. Mr. Peter A. Koziol, Chief Executive Officer for Fort Hood Military Housing, LLP and Rep. Chet Edwards, (11th - D, Texas) and co-chair of the House

Army Caucus also participated in the event.

"This signing ceremony today marks the official 'kick off' of the Army's partnership with Fort Hood Military Housing, LP", Mr. Apgar said as he opened the event. "Providing our soldiers and their families with safe, attractive, affordable housing and supportive communities is a major priority of the Department of Defense and the Army."

"This partnership will provide our soldiers and their families with the kind of housing they deserve," said Lieutenant General LaPorte. "This will significantly increase quality of life here at Fort Hood, and that's what it is all about -- taking care of soldiers."

"Today's announcement is good news for American taxpayers and great news for Army soldiers and their families. For Army families, it means they will live in more modern housing, in neighborhoods with better parks and playgrounds. This program is the right thing to do, because our soldiers' families deserve no less," Congressman Edwards said.

"Fort Hood Military Housing, LP is proud to be here today and we look forward to working with the Fort Hood leadership and local communities to make this project a huge success for the soldiers and families here at Fort Hood," said Koziol.

